

Newfields Planning Board
Legal Notice

You are hereby notified in accordance with RSA 676:4(l)(d)(1) that the Town of Newfields Planning Board will hold a public hearing for the submission of an application for Site Plan Review. The hearing shall be held on **Thursday, May 16, 2013 at 7:00 pm** at Newfields Town Hall, 65 Main Street, Newfields, New Hampshire.

The proposal is a formal submission and application for "limited" Site plan review. The proposal responds to a letter from the Board of Selectmen directing the applicant to the Planning Board. The application is formally requesting acceptance of the application for consideration and approval under the Site Plan Review Regulations. The application is limited because agricultural uses may only be reviewed by Towns in accordance with NH RSA 674:32-b and 674:32-c, which provides the following:

Any new establishment, re-establishment after disuse, or significant expansion of a farm stand, retail operation, or other use involving on-site transactions with the public, may be made subject to applicable special exception, building permit, or other local land use board approval and *may be regulated to prevent traffic and parking from adversely impacting adjacent property, streets and sidewalks, or public safety.*

Nothing in this subdivision shall exempt new, re-established, or expanded agricultural operations from generally applicable building and site requirements such as *dimensional standards, setbacks, driveway and traffic regulations, parking requirements, noise, odor, or vibration restrictions or sign regulations*

In accordance with the above, the Board of Selectmen has found that the use requires this limited review under the Planning Board's authority in the Site Plan Review Regulations.

General Description of the proposal:

This proposal is for an agricultural use as defined in the Newfields Zoning Ordinance. These uses, listed on the application, are detailed as vineyard, winery. The activities on the site are described as vineyard and winery.

Identification of the applicant:

The applicant is Jerry Hillard, 286 Piscassic Road Newfields.

Location of the proposal:

The proposal is located at 286 Piscassic Road, Map 211 Lot 3.

The public is permitted to attend. Copies of the application are on file for public inspection at the Newfields Town Office, 65 Main St. Newfields. The office is open Monday-Friday from 8:30am-2:30pm.

Mike Todd
Chairman, Newfields Planning Board